

MEON WAY GARDENS

Warwickshire · Long Marston



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



OUR STAR RATING

We’ve been awarded a four star rating by the Home Builders Federation in their 2020 survey.

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



HELP TO BUY

This Government-backed equity loan scheme enables first-time buyers to move with just a 5% deposit.

If you’re buying in London, Scotland and Wales the schemes are different. See persimmonhomes.com/help-to-buy for more information.

RETENTION SCHEME

Persimmon is the first major housebuilder to introduce the Homebuyer Retention scheme. Participation in the scheme, which is subject to your lender and conveyancer’s approval, ensures 1.5% of the selling price is held by your solicitor when you complete your purchase. This amount is only released to us when all issues you have identified on your seven day inspection form are resolved.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out a comprehensive 24-point check on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. Don't be shy though, you can always get in touch with us first if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, plus a **ten-year insurance-backed warranty**.



Meon Way Gardens

Warwickshire · Long Marston



Meon Way Gardens at a glance:

- 🕒 Selection of 1 & 2 bedroom apartments plus 2, 3, 4 & 5 bedroom homes
- 🕒 Ideal rural location
- 🕒 Good local amenities
- 🕒 Excellent transport links
- 🕒 Choice of schools close by

FIND YOUR PERFECT NEW HOME AT MEON WAY GARDENS

Meon Way Gardens is our stunning new collection of one & two bedroom apartments and two, three, four & five bedroom homes. Located in Long Marston, close to the historic market town of Stratford-upon-Avon, it really does enjoy the best of both worlds.

Situated on the border of Gloucestershire and Warwickshire, Meon Way Gardens is approximately 9 miles south of Stratford-upon-Avon and 5 miles from Chipping Campden. Set amongst open countryside and within easy reach of the Cotswolds, its location is enviable.

Built on a former Royal Engineers' base, Meon Vale is already a thriving community. The first phase has already delivered a public square and village hall; the Meon Vale Leisure Centre; a convenience store; a children's play area and skate park; as well as a new bus service.

Great amenities on your doorstep

Everyday shopping is available locally at The Poppins Village Store/Post office and there's a local pub, The Masons Arms in Long Marston. In nearby Stratford-upon-Avon, there's a weekly market and a regular farmers' market, as well as a selection of

supermarkets including a handily-placed Waitrose store, just 5 miles from Meon Way Gardens.

Other amenities including cultural, sporting and recreational facilities are readily available in Stratford-upon-Avon, whilst the larger centres of Evesham, Warwick, Leamington Spa, Banbury, Worcester and Birmingham are also within easy reach.

Meon Way Gardens is a beautiful place to live, with plenty of open space as well as great facilities close by. It's a community that has grown over several years and is really thriving.

JUMP IN THE CAR AND START EXPLORING:

- Stratford upon Avon | 9.4 miles | 20 mins
- Royal Leamington Spa | 21.8 miles | 40 mins
- Worcester | 23.5 miles | 46 mins
- Warwick | 25.7 miles | 42 mins
- Cotswolds | 28 miles | 47 mins
- Birmingham Airport | 33.3 miles | 48 mins



SITE PLAN

MEON WAY GARDENS



KEY

- The Arden (1)
- The Hathaway (2)
- The Morden (2)
- The Alnwick (2)
- The Hanbury (3)
- The Bickleigh (3)
- The Hatfield (3)
- The Clayton (3)
- The Himbleton (4)
- The Leicester (4)
- The Lumley (4)
- The Chedworth (4)
- The Corfe (5)
- The Foxford (4)
- The Newton (5)
- Affordable Housing

(3) indicates number of bedrooms





ARDEN & HATHAWAY
1 & 2 bedroom apartments

Enjoy the best of modern living in these popular apartments. The Arden benefits from a bright open plan kitchen/living/dining room, a generous bedroom and bathroom with separate shower. The Hathaway is the two-bedroom option, again featuring an impressive open plan kitchen/living/dining room, plus two good-sized bedrooms (bedroom one is an en suite) and plenty of storage solutions.

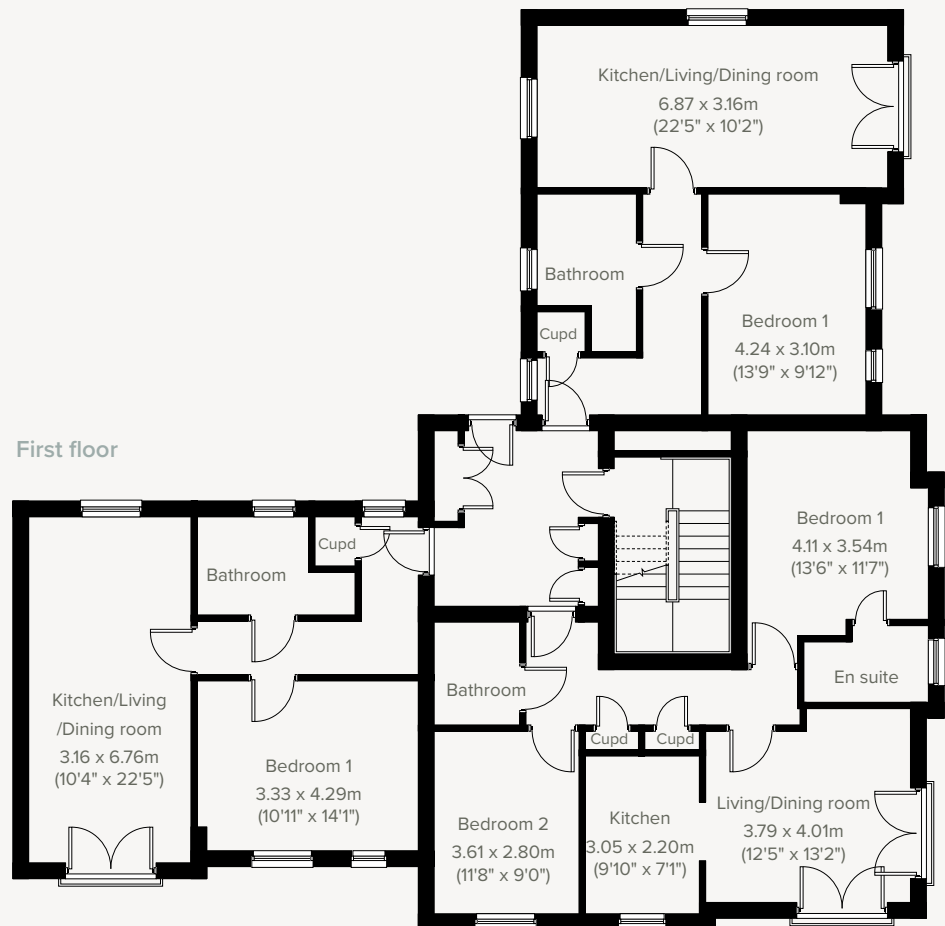


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Ground floor



First floor



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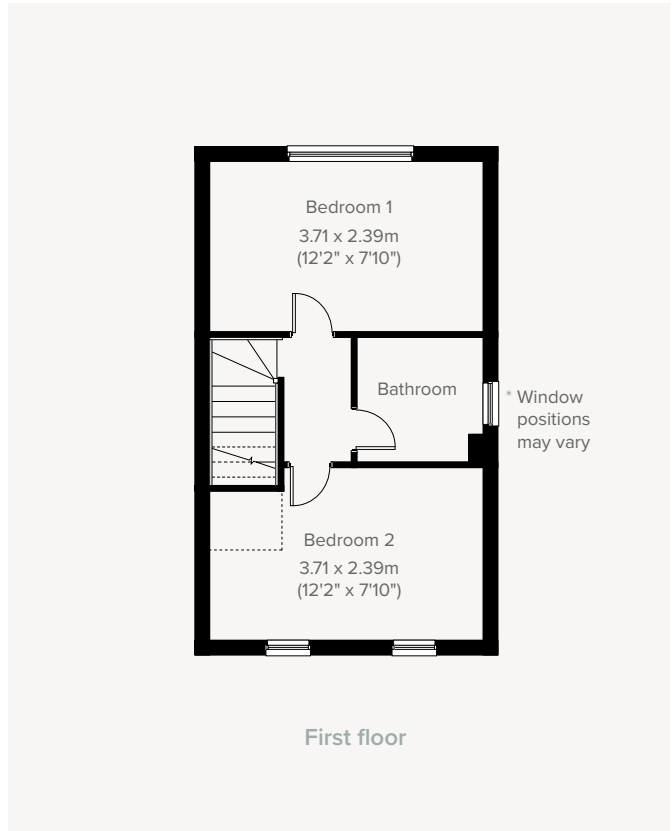
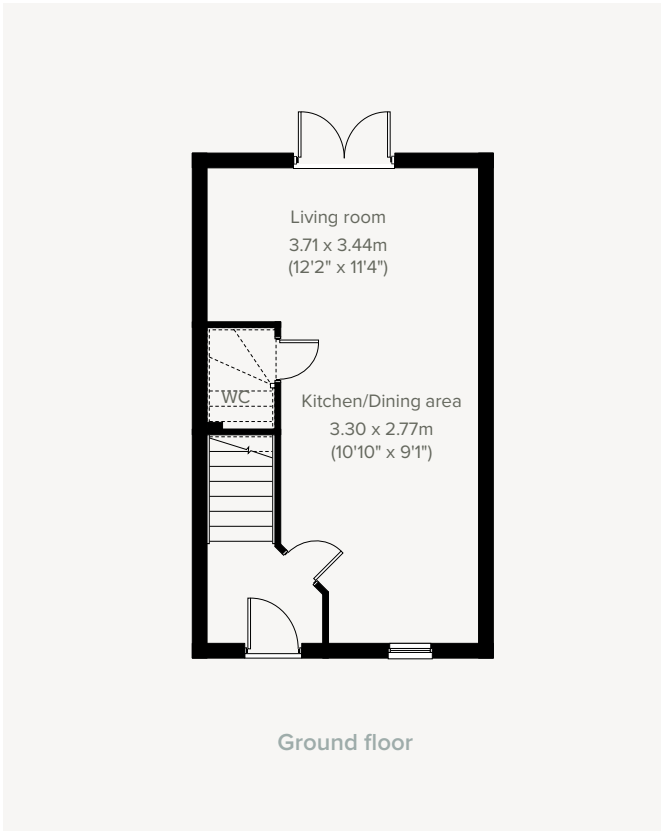
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MORDEN
2 bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
England & Wales	EU Directive 2002/91/EC

Modern living at its best, The Morden's open plan kitchen/dining/living room is bright and ideal for the way we live today. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. Perfect for first-time buyers and young professionals.

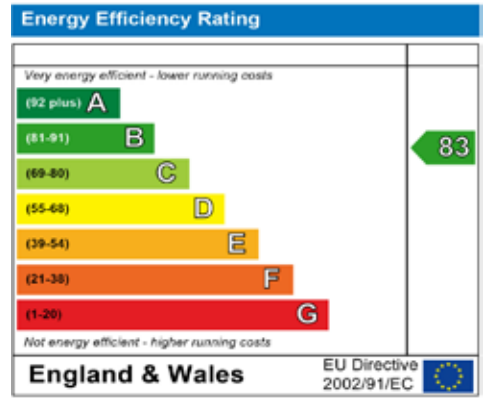


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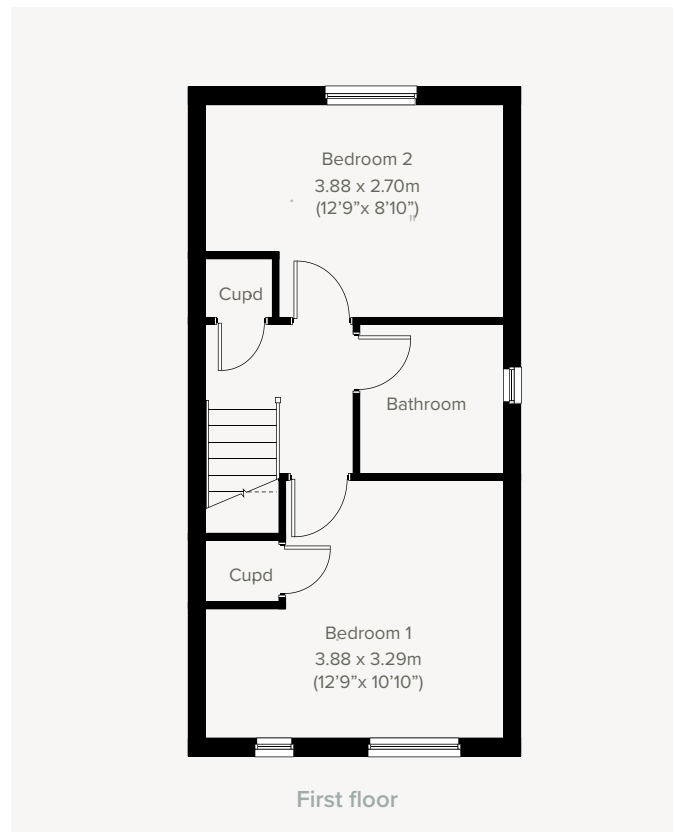
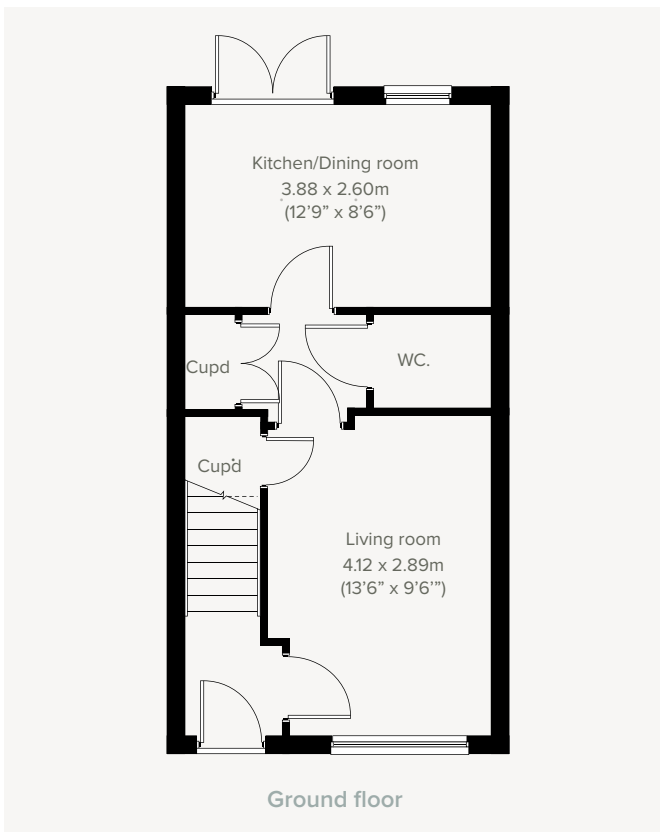


ALNWICK

2 bedroom home



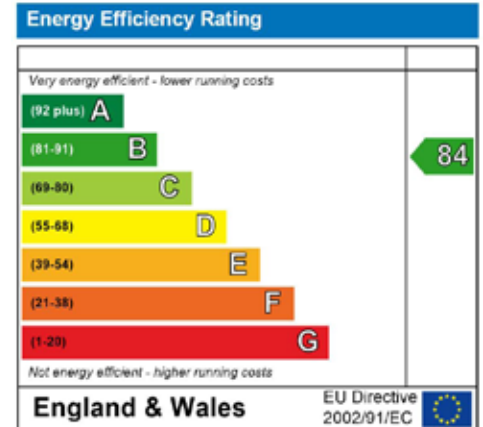
Perfectly-proportioned, The Alwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room, downstairs WC, four handy storage cupboards and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



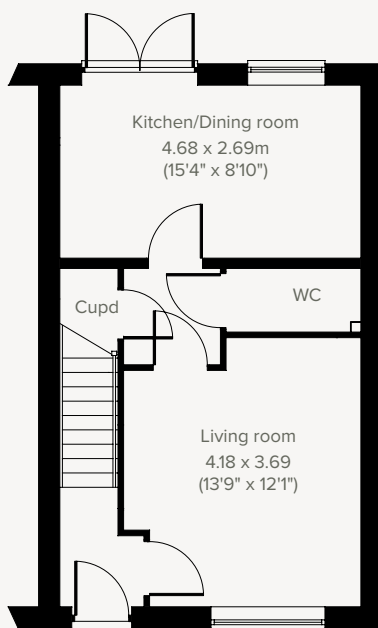
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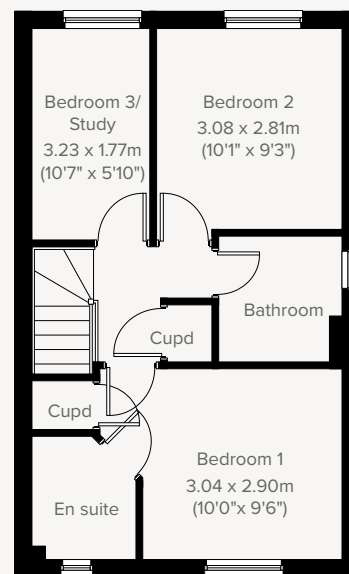
HANBURY
3 bedroom home



The popular Hanbury is a three-bedroom family home with bright and modern open plan kitchen/ diner with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor



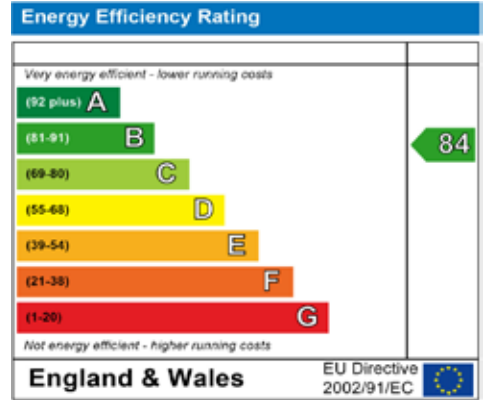
First floor

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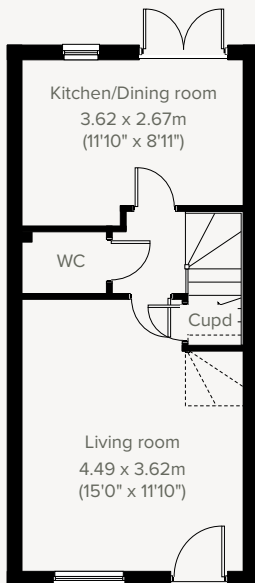


BICKLEIGH

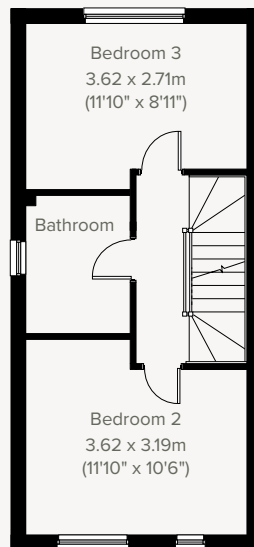
3 bedroom home



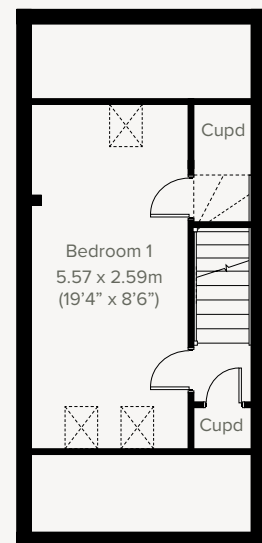
Its modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms means the 2.5 storey Bickleigh is a popular choice. The downstairs WC, three storage cupboards and off road parking means it's practical as well as stylish.



Ground floor



First floor



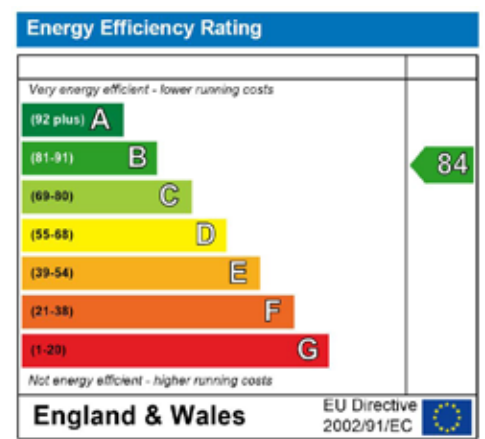
Second floor

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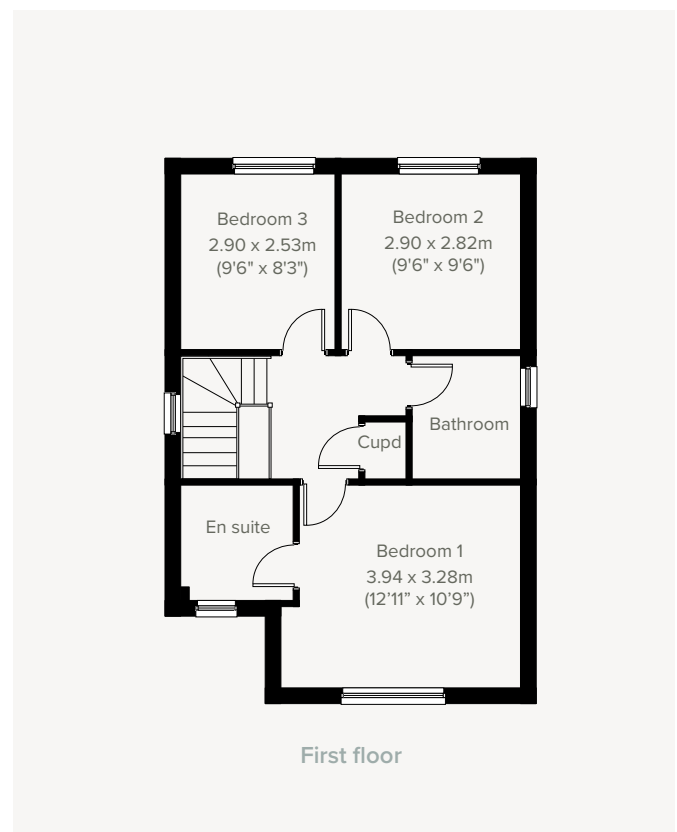
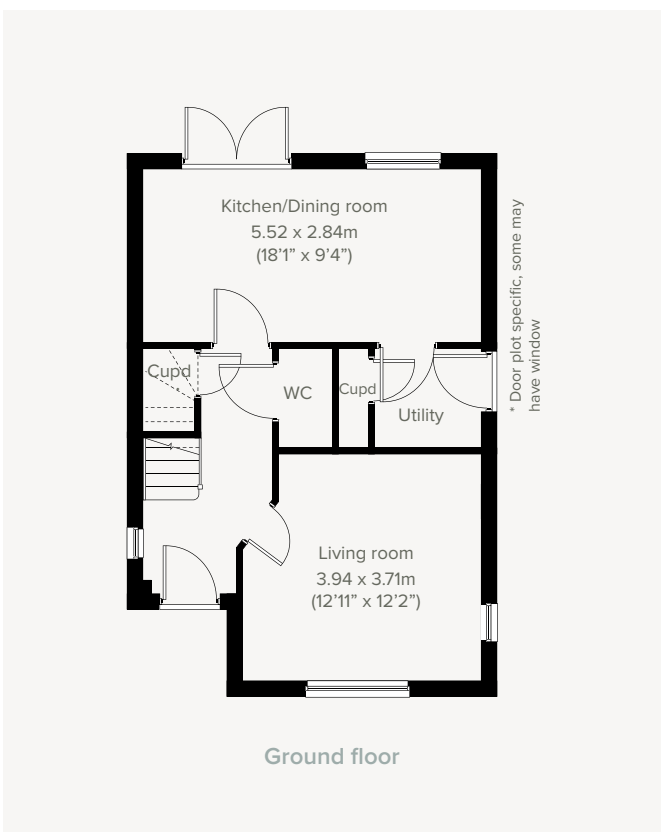


HATFIELD

3 bedroom home



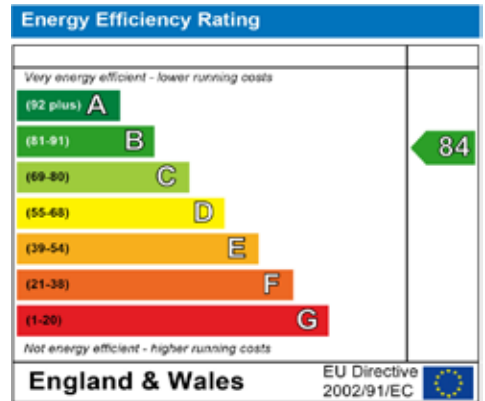
Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front aspect living room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage.



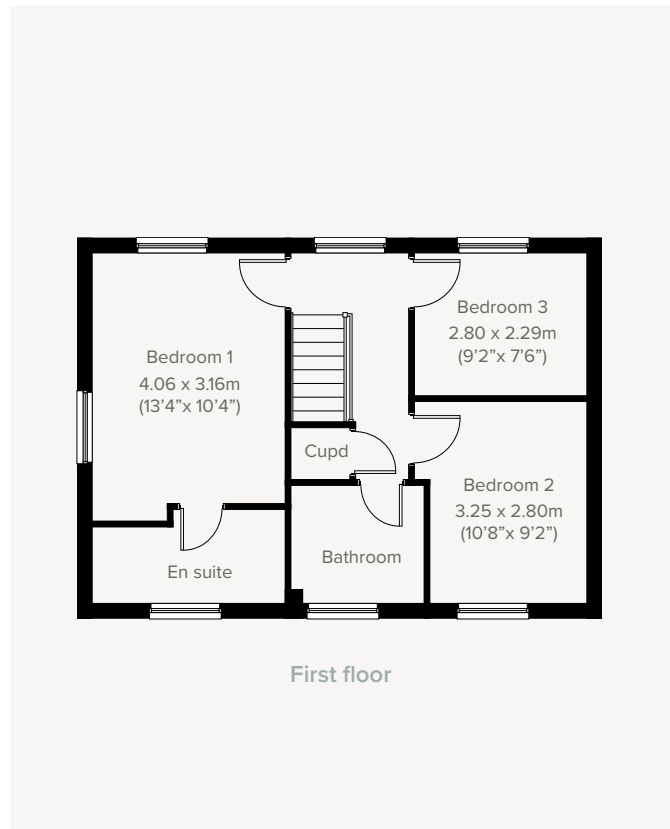
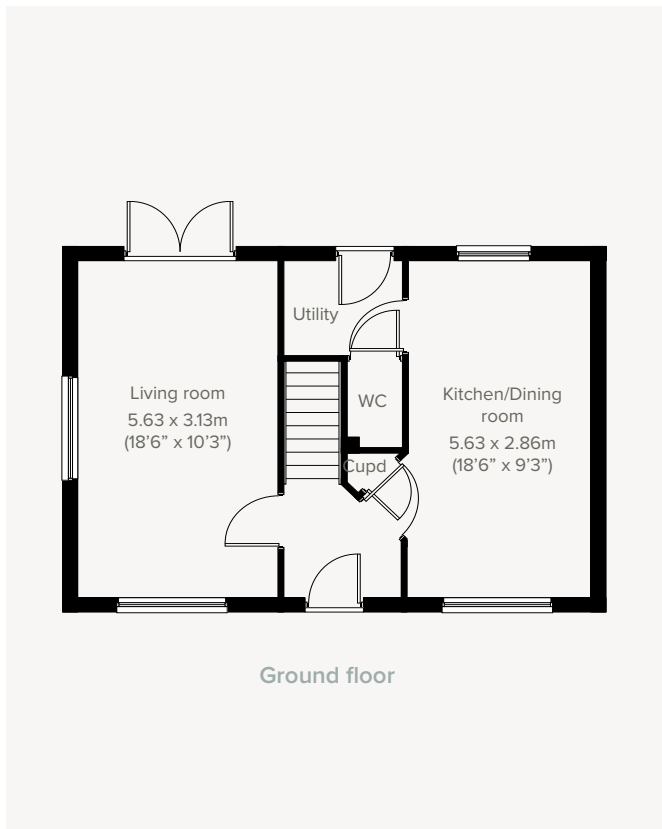
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CLAYTON
3 bedroom home



A superb family home, The Clayton features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room with outside access, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a bedroom one with an en suite, a family-sized bathroom and handy storage cupboard.

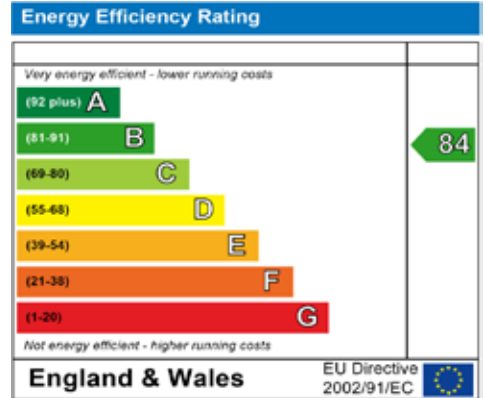


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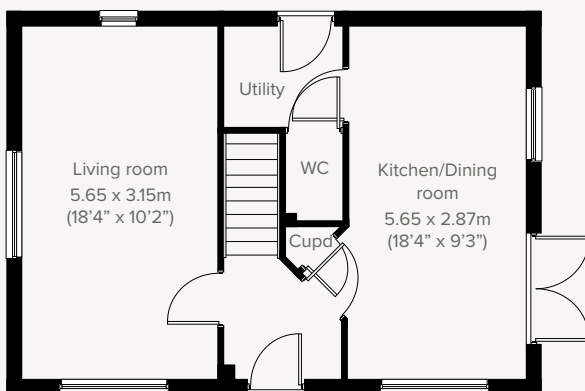


CLAYTON CORNER

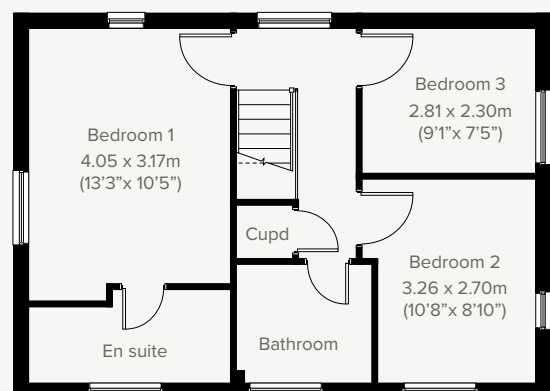
3 bedroom home



An impressive three-bedroom home, The Clayton Corner features a stunning open plan kitchen/dining room with French doors opening into the garden and equally impressive living room. A utility room with outside access, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a bedroom one with an en suite, a family-sized bathroom and handy storage cupboard.



Ground floor

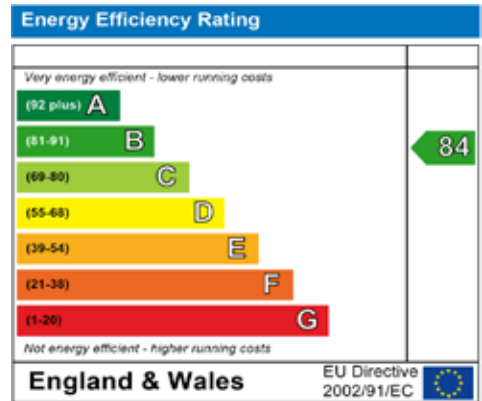


First floor

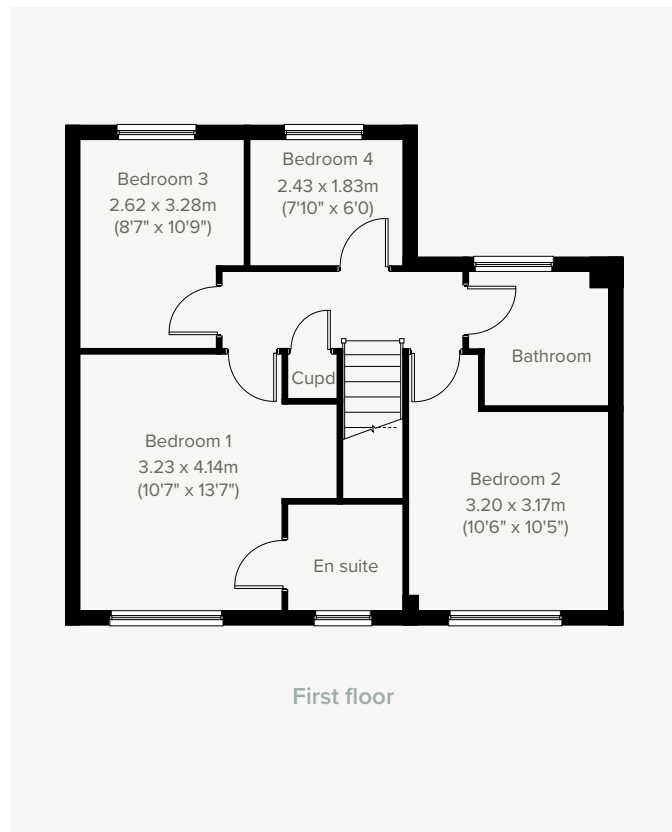
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HIMBLETON
4 bedroom home



An attractive four-bedroom home, the Himbleton has a modern open plan kitchen/breakfast room, a well-proportioned, dual aspect living room (both with French doors leading into the garden) - ideal for spending time as a family and entertaining guests. Upstairs features four good-sized bedrooms - bedroom one with an en suite and family bathroom.

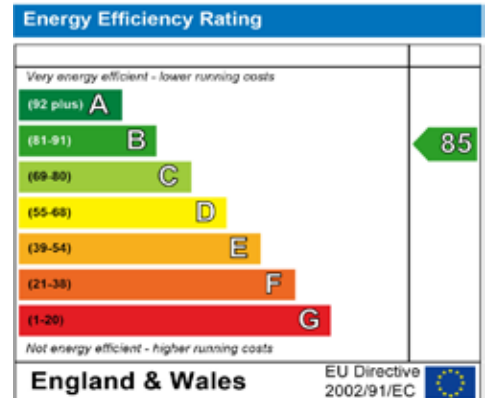


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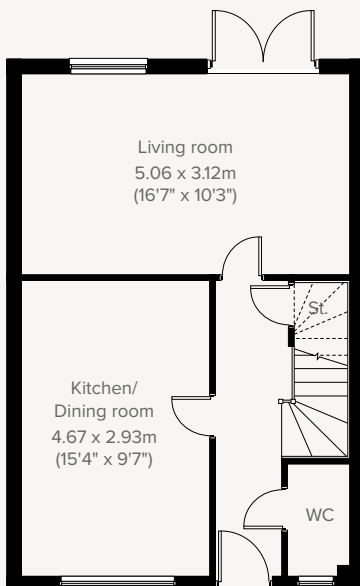


LEICESTER

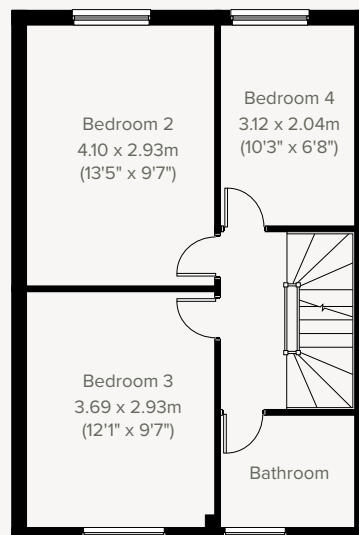
4 bedroom home



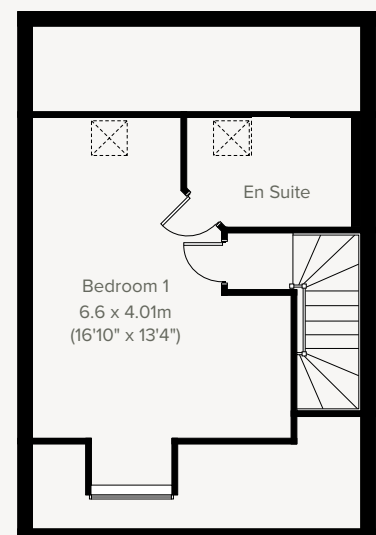
Modern three-storey living at its best; The Leicester is a four-bedroom home ideal for families. It features an open plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms and the main family bathroom, and on the top floor, there's an impressive bedroom one with an en suite.



Ground floor



First floor

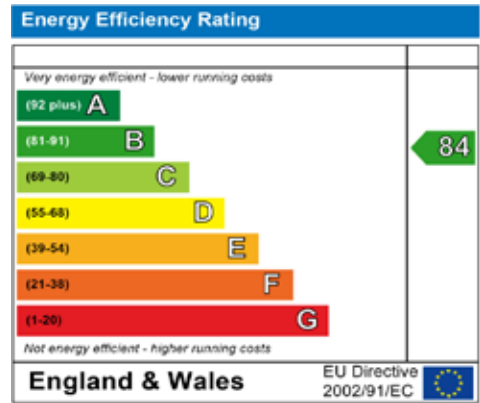


Second floor

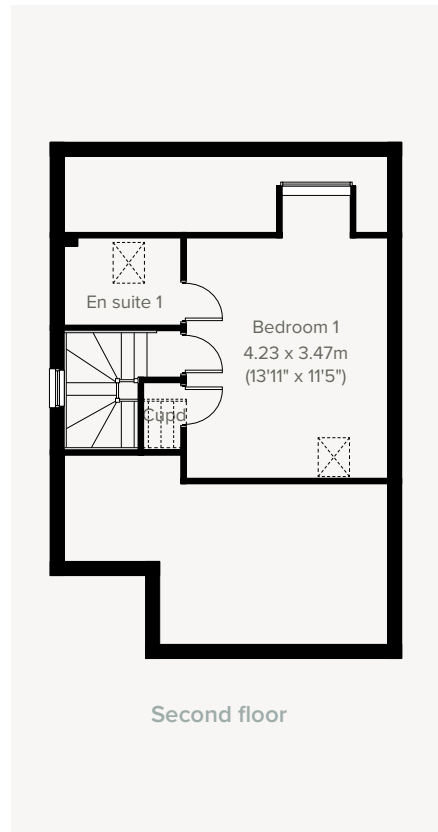
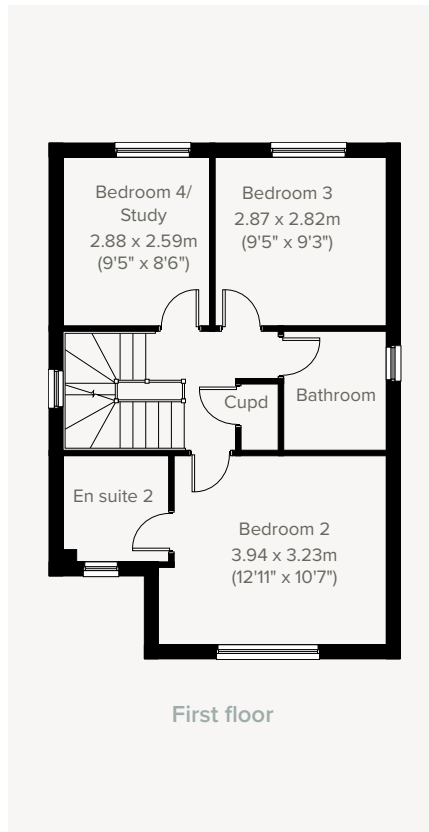
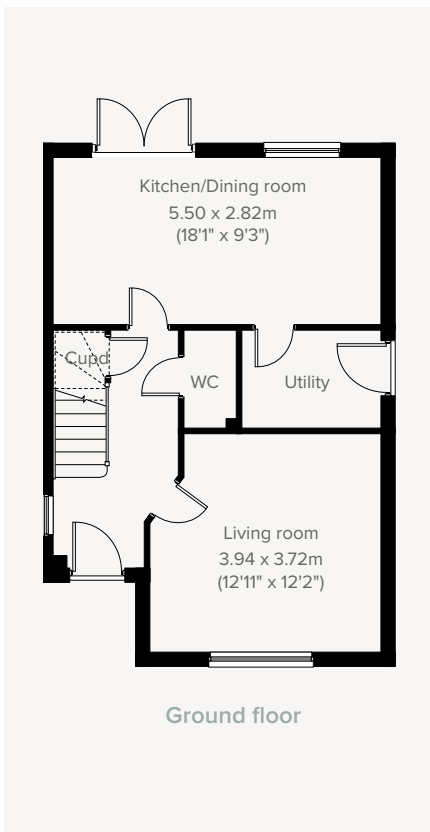
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LUMLEY
4 bedroom home



This modern 2.5-storey home is ideal for family life. The Lumley is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room with outside access, a front aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, bedroom two with an en suite, and the main family bathroom, and on the top floor there's an impressive bedroom one with en suite.

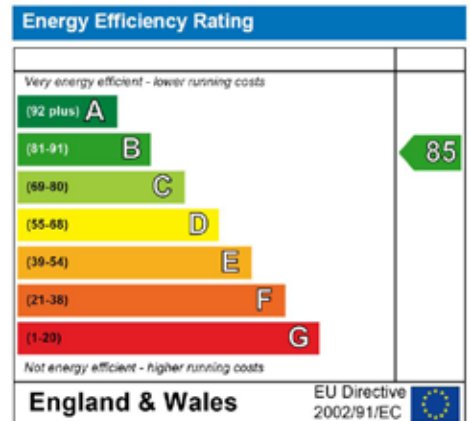


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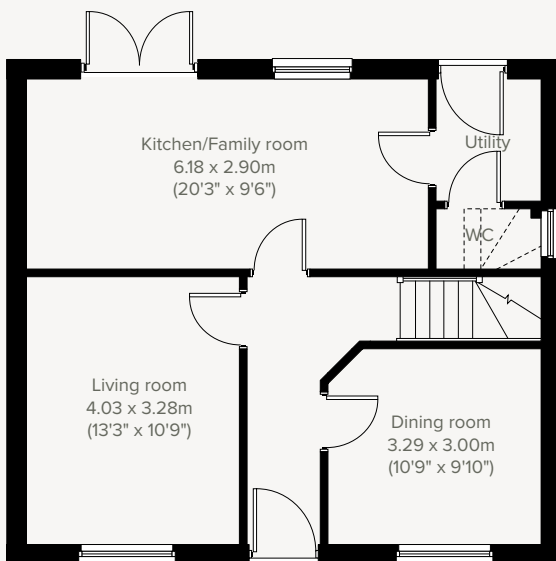


CHEDWORTH

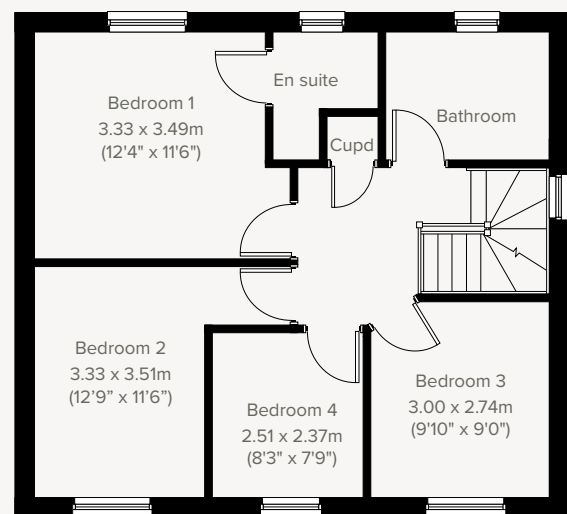
4 bedroom home



A popular family home, The Chedworth ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs cloakroom and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a family-sized bathroom and a storage cupboard.



Ground floor

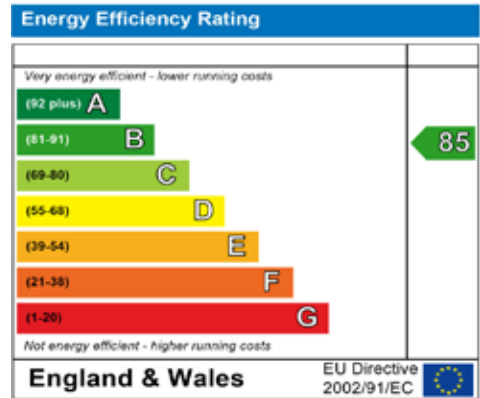


First floor

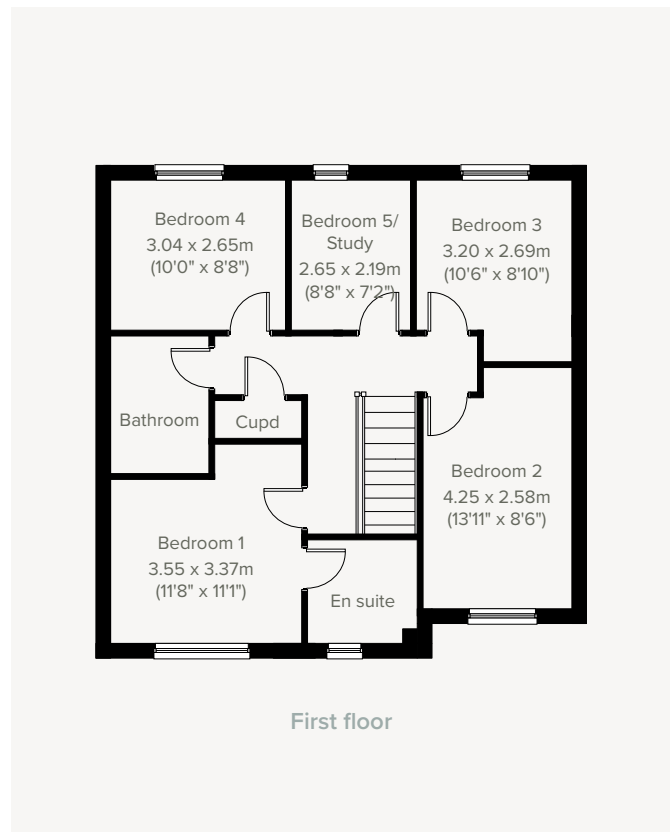
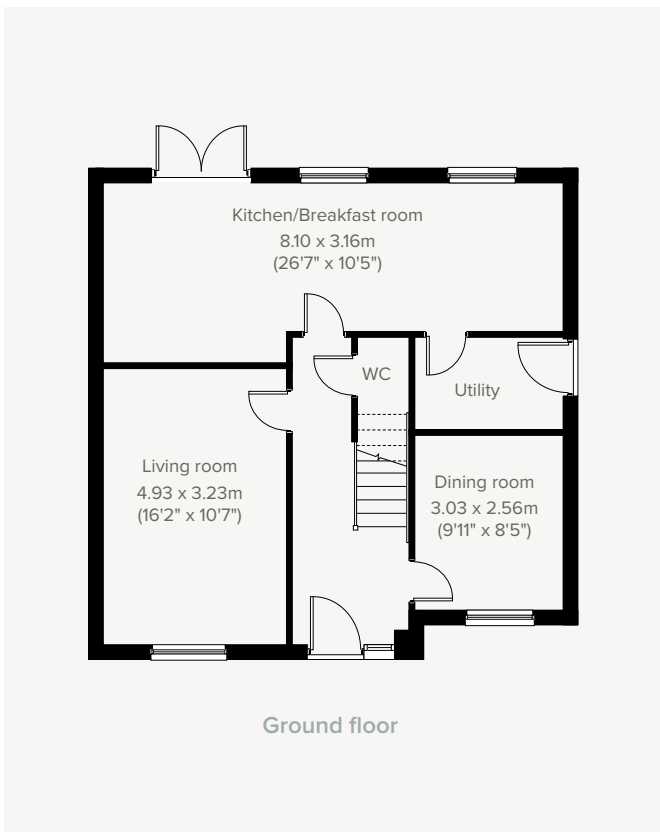
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CORFE
5 bedroom home



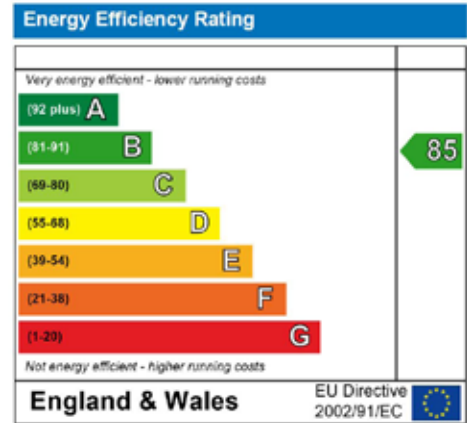
An impressive family home, The Corfe is a five-bedroom detached home perfect for modern living. The stylish open plan kitchen/breakfast room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, separate dining room, downstairs cloakroom and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with en suite - a family-sized bathroom and handy storage cupboard.



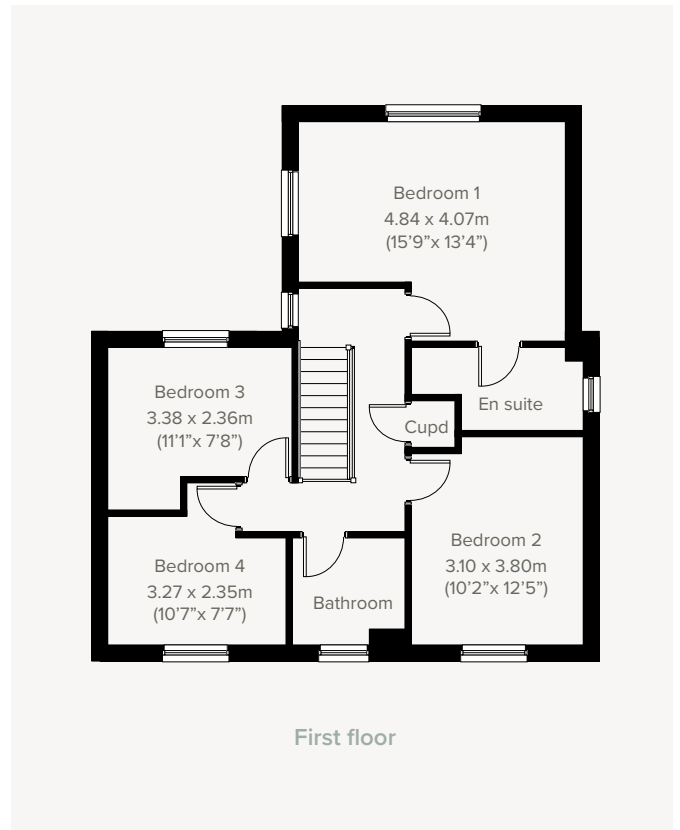
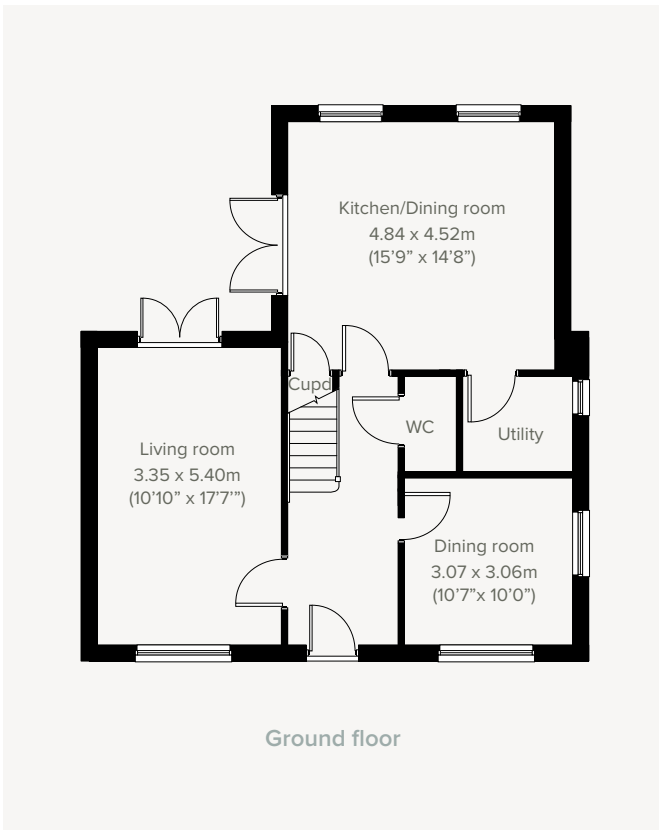
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FOXFORD
4 bedroom home



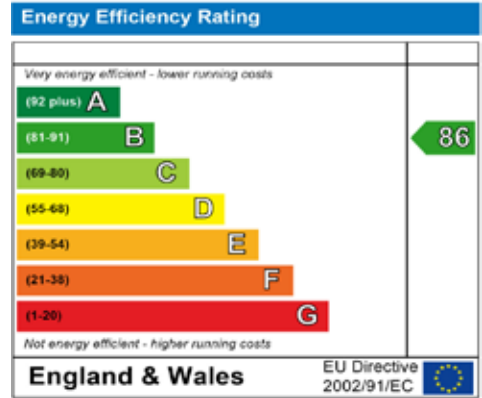
The Foxford is an impressive four-bedroom detached property. The open plan kitchen/breakfast room is spacious and bright with French doors leading onto the garden - perfect for entertaining friends and family. There's also a spacious dual aspect living room (also with French doors to the garden), separate dining room and utility, storage cupboard and downstairs WC. Upstairs the generous landing leads to extra storage cupboard, four good-sized bedrooms, with an en suite to bedroom one.



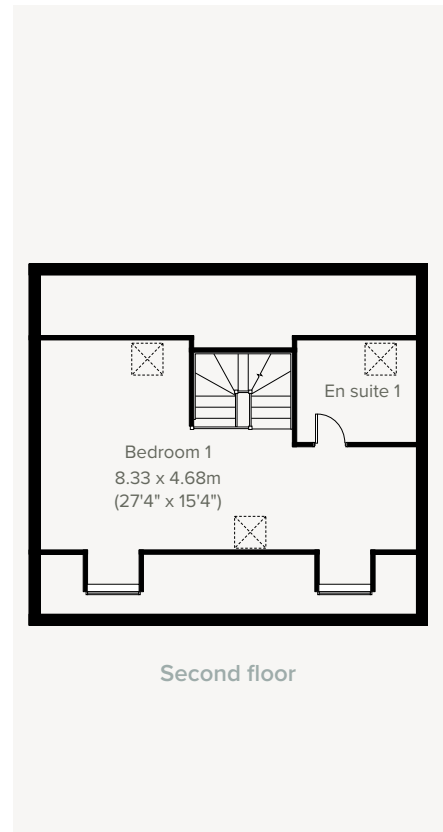
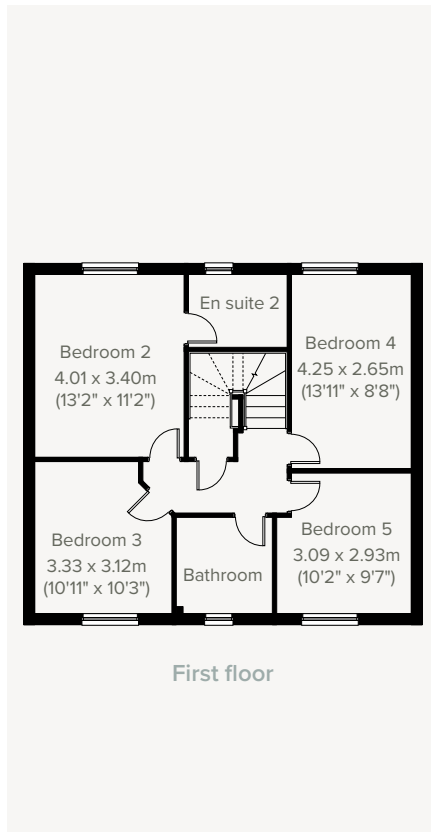
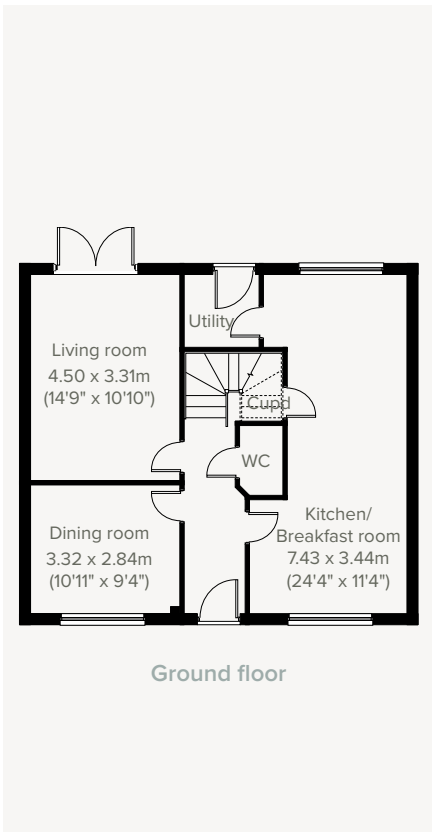
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.



NEWTON
5 bedroom home



A stunning detached home with an impressive open plan kitchen/breakfast room, The Newton has five bedrooms and is perfectly designed for modern family living. Its other features include a bright family living room with French doors leading into the garden, separate dining room and a handy utility with outside access. The top floor bedroom one is a spacious sanctuary with an en suite. The first floor is home to four further bedrooms - one with a second en suite – and a family bathroom.



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BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.

The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.



External

Walls	Traditional cavity walls (Inner: timber frame or block Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone extension point in living room (where living room is at rear of property) phone point in entrance hall



Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel single bowl sink with pillar taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven in white, gas hob in white and integrated cooker hood



Bathroom

General	White bathroom suites with chrome-finished fittings
General	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings hand showers over bath (only where there is no en suite)
General	Splash-back in WC
General	En suite 1/2 height to basin and full height to shower enclosure three-course splash-back to bath area or separate cubicle
General	En suite to bedroom one (where applicable)



Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery backup



Garage & Gardens

Garage	Garage with single roller shutter or up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate



Meon Way Gardens

For prices, opening times and availability contact:

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Issue: January 2021 Ref: 245-271

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